HOUSING MARKET INFORMATION

HOUSING NOW
Hamilton and Brantford CMAs

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: April 2013

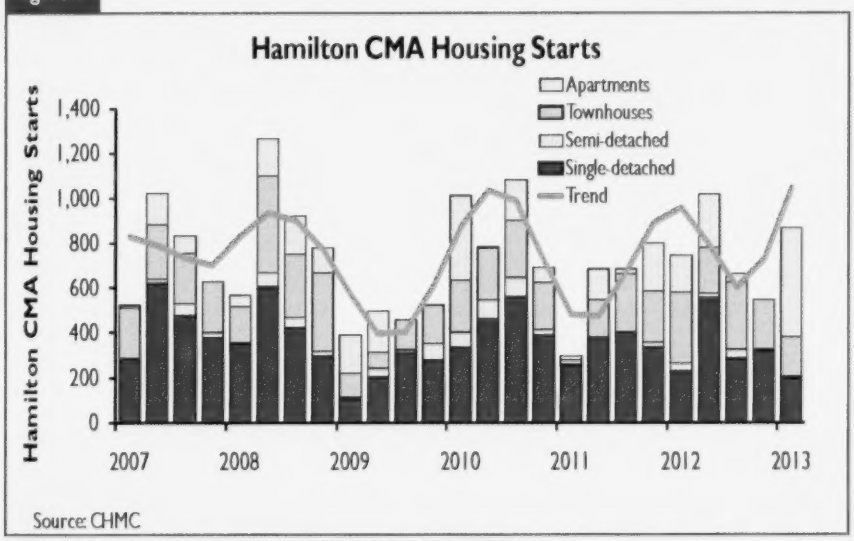
New Home Market

Total housing starts up in the first quarter

After weak performance in the previous two quarters, Hamilton Census Metropolitan Area (CMA) total housing starts advanced in the first quarter of 2013 relative to the same quarter a year earlier. The increase was entirely due to stronger construction activity in apartment units. This first quarter strength marked the highest quarterly number of apartment starts since the third quarter of 1999. Meanwhile, single-detached, semi-detached and row starts dropped by double digits during the three months ending in March 2013.

Apartment starts dominated residential construction activity in Burlington and accounted for approximately 80 per cent of all apartment starts in the entire CMA during the first quarter of 2013. The strengthening of Burlington's

Figure 1



Source: CHMC

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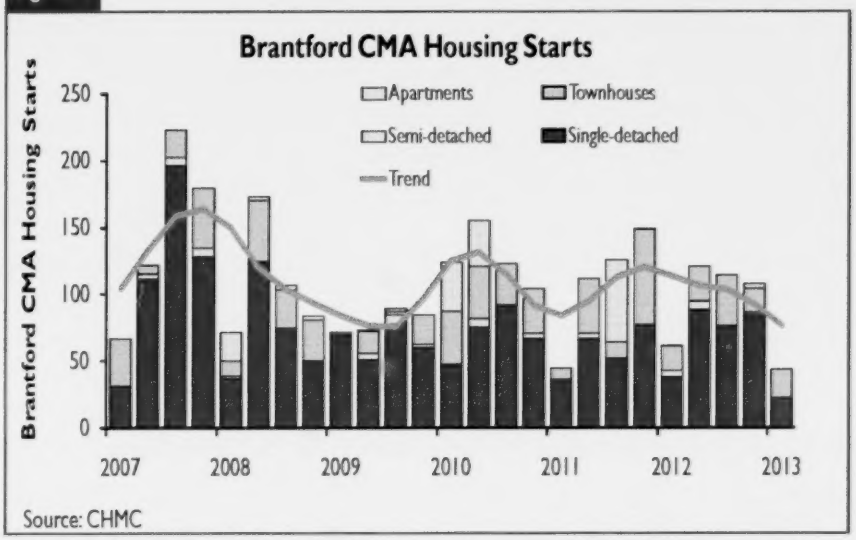
high-rise apartment construction is due in part to the limited land supply. Consequently, intensification is increasingly becoming a viable option for residential development, particularly in the downtown area. As well, the City of Hamilton registered gains in apartment starts during the same period. Although to a lesser degree, the City of Hamilton has been taking intensification approach to residential development in recent months. Meanwhile, no semi-detached, row and apartment starts occurred in neighbouring Grimsby.

Contrary to the stronger residential construction activity seen in the Hamilton CMA, total housing starts decreased in the Brantford CMA in the first quarter 2013 from the same quarter a year ago. This first quarter moderation marked the lowest quarterly number of total housing starts since the first quarter of 2006. Single-detached housing starts registered their first year-over-year decline since the third quarter of 2011. Given that residential construction activity was particularly strong in the first half of 2012, the weaker performance this first quarter can be seen as a return to sustainable levels. Nonetheless, row starts advanced by double digits in the first quarter while no semi-detached and apartment starts occurred anywhere in the entire CMA.

Figure 2



Source: CHMC

Resale Market

Existing home sales stabilized in the first quarter

Hamilton Census Metropolitan Area (CMA) seasonally adjusted existing home sales increased marginally in the first quarter of 2013 from the fourth quarter of 2012. The first quarter sales number suggests that Hamilton's housing market is stabilizing, having seen consecutive quarterly declines since the fourth quarter of 2011. On a year-over-year basis, however, sales dropped sharply relative to the first quarter 2012.

It took a little longer for an average home to be sold in the first quarter of 2013 compared to the same quarter a year ago. The number of months of inventory for existing home sales was 2.7 at the end of the first quarter 2013, slightly up from 2.4 months at the end of the first quarter 2012. The number of months of inventory is the number of months it would take to sell current active listings at the current rate of sales activity. The current market condition reflects in the sales-to-new-listings ratio which is trending towards a balanced market classification.

Figure 3

Source: CMHC, adapted from CREA (MLS®)
Note: Sales are seasonally adjusted and are multiplied by 4 to show an annual rate. Prices are seasonally adjusted.
MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

On a sub-market basis, the weakness in Hamilton's year-over-year sales activity occurred across all areas, with the exception of Glanbrook where sales increased by 18 per cent from the first quarter 2012. As well, the number of existing home new listings in Glanbrook increased during the same period. With sellers having relatively the same bargaining power as buyers, the resale market condition in Glanbrook has drifted into balanced territory from sellers' market during the previous quarter. Although sales were virtually down across Hamilton, most areas recorded price gains in the first quarter 2013 compared to the same quarter in the previous year.

Figure 4

Brantford MLS® Average Price and Sales

Source: CMHC, adapted from CREA (MLS®)
Note: Sales are seasonally adjusted and are multiplied by 4 to show an annual rate. Prices are seasonally adjusted.
MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Similar to resale market conditions in the Hamilton CMA, the first quarter seasonally adjusted existing home sales in the Brantford CMA advanced from a moderate level in the fourth quarter 2012. As in Hamilton, year-over-year existing home sales in Brantford were down compared to the first quarter 2012. However, the number of new-listings declined faster than the number of sales which resulted in tighter market conditions and subsequently putting upward pressure on prices in the Brantford region.

Hamilton CMA average home price inched up

In the first quarter of 2013, the seasonally adjusted existing home average price in the Hamilton CMA inched up as the housing market stabilized. Historically, prices adjust more slowly in tandem with current market conditions. Nonetheless, the relatively docile average resale price growth in the first quarter was considered a relief for potential buyers as homeownership affordability slightly improved. On a year-over-year basis, however, the unadjusted existing home average price increased seven per cent from the first quarter of 2012.

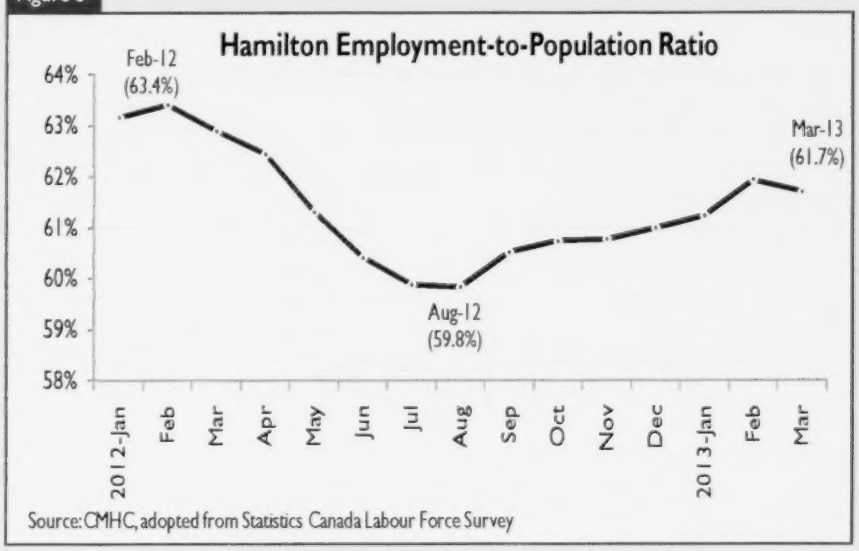
The unadjusted existing home average price in Hamilton was pulled up by sales of high-end properties. The market share of existing homes sold at $750,000 or more increased to six per cent from four per cent in the first quarter 2012. In fact, the market share of homes sold at $400,000 or more reached 32 per cent from 28 per cent in the first quarter of 2012. Conversely, existing homes that cost less than $200,000 lost market share this first quarter because some potential first-time buyers have postponed their purchase. Typically, most first-time buyers will settle for less expensive homes as these types of dwelling are considered more affordable entry point to homeownership.

Hamilton's Employment-to-Population Ratio Indicates Economic Improvements

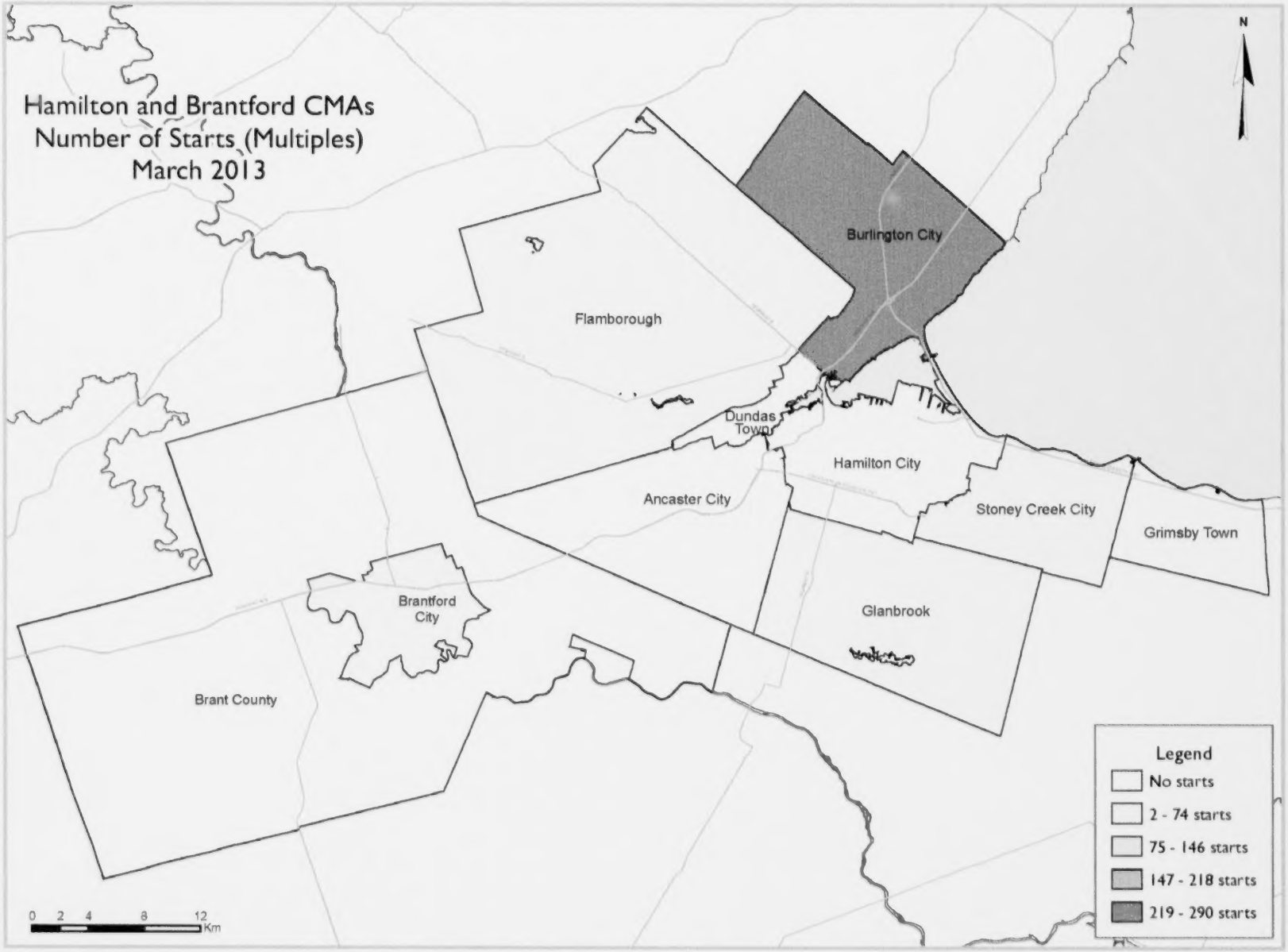
According to recent data released by Statistics Canada, the Hamilton employment-to-population ratio reached approximately 62 per cent in March 2013, up from the recent low level of 60 per cent in August 2012. Hamilton's employment-to-population ratio has been on an upward trend since August of last year, despite a slight moderation in March. The ratio, in conjunction with other indicators, provides information which helps understand Hamilton's economy. Notably the employment-to-population ratio takes into account changes in population unlike employment levels alone which do not. One reason employment is increasing in Hamilton is because people with jobs living in the Greater Toronto Area (GTA) are moving to Hamilton and then commuting back to the GTA for their work. The employment-to-population ratio is unaffected by this phenomenon, so the current increase in the ratio suggests that the local economic recovery is gaining traction.

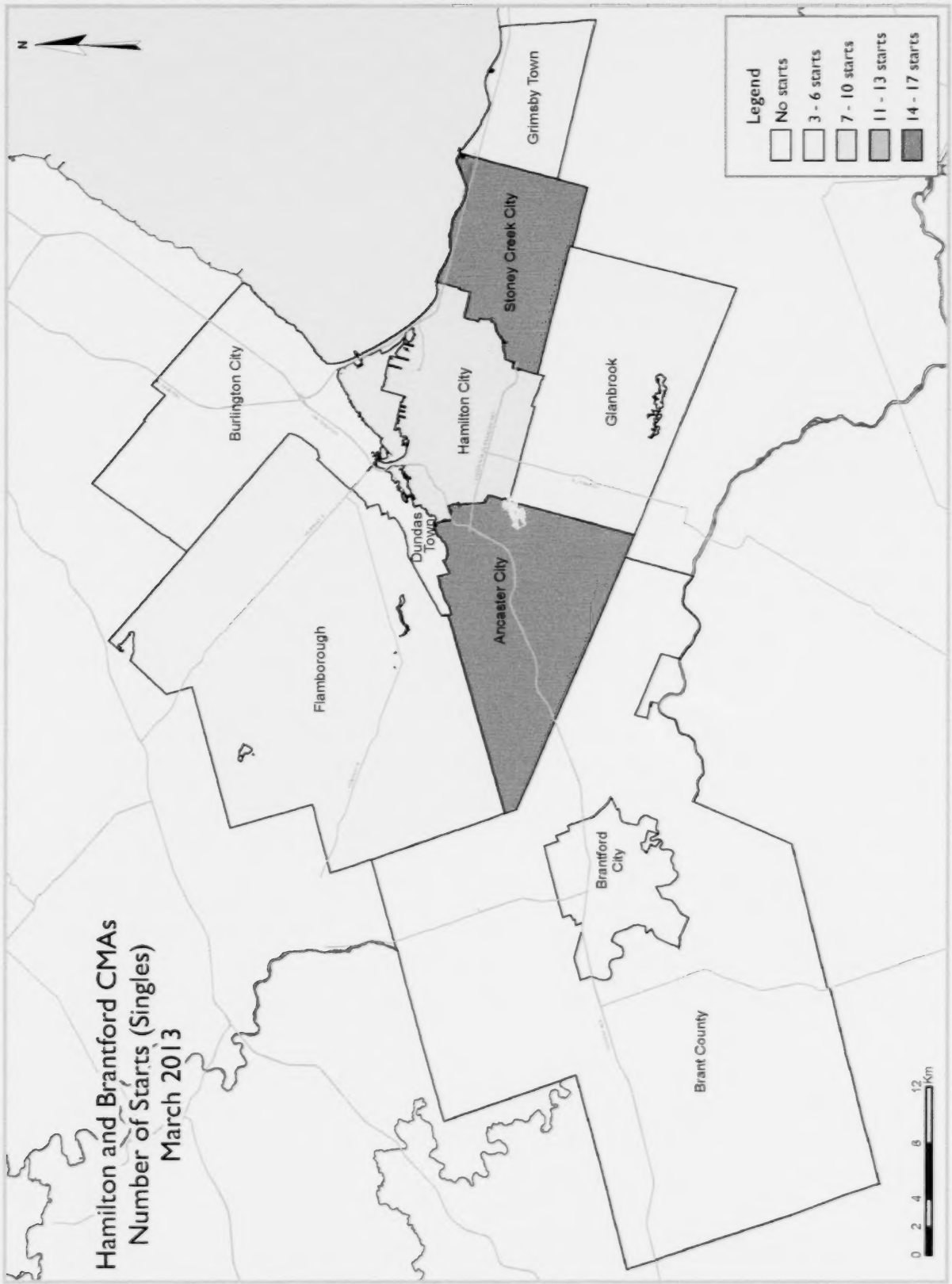
Even as the trend points toward strengthening employment, the local economy in Hamilton is still operating below its full employment capacity. For instance, in September 2004, the Hamilton employment-to-population ratio registered its highest reading of 67 per cent. Consistent with the overall Hamilton economic picture, September 2004 recorded one of the lowest seasonally adjusted unemployment rates in almost a decade.

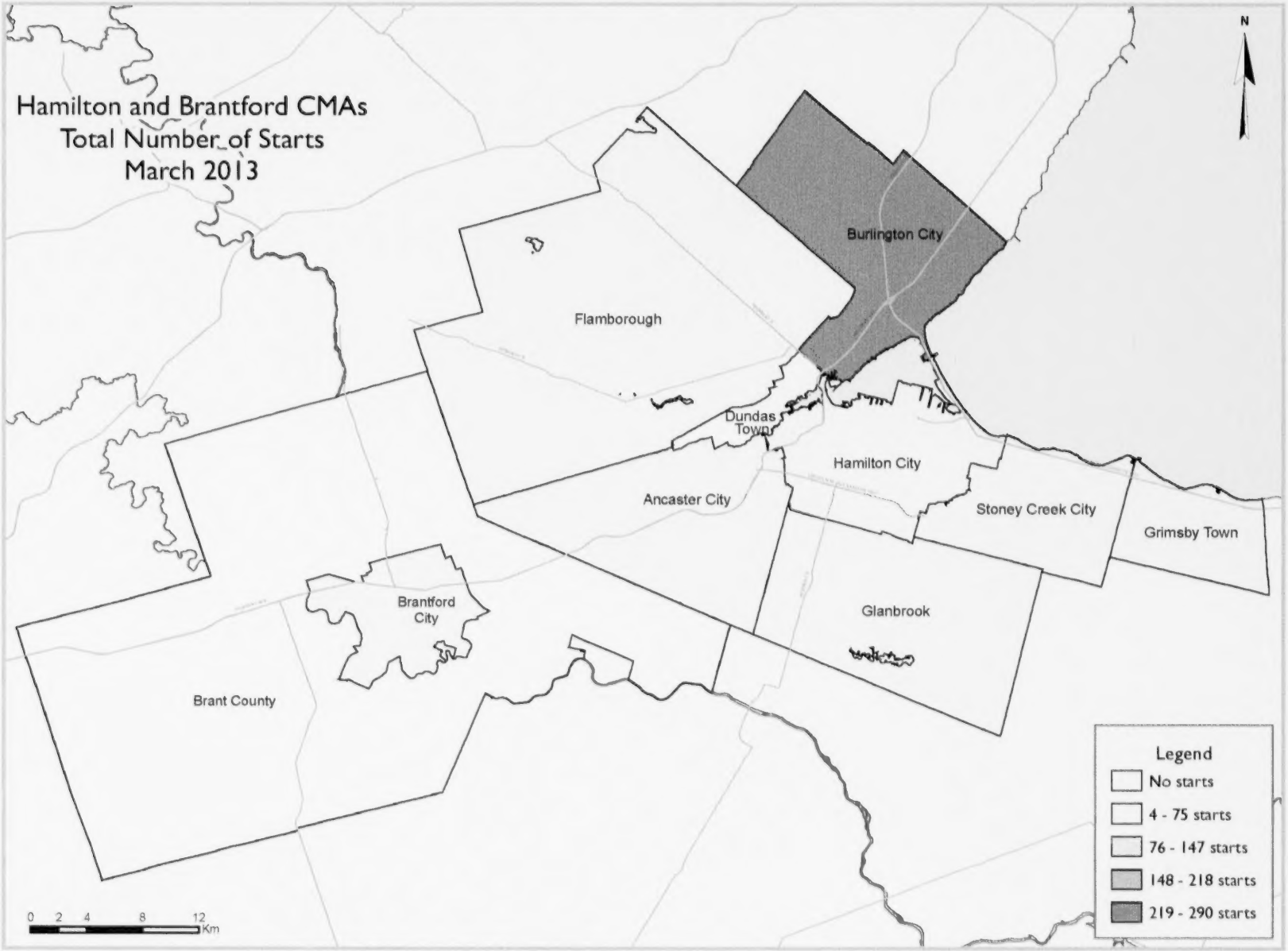
Figure 5

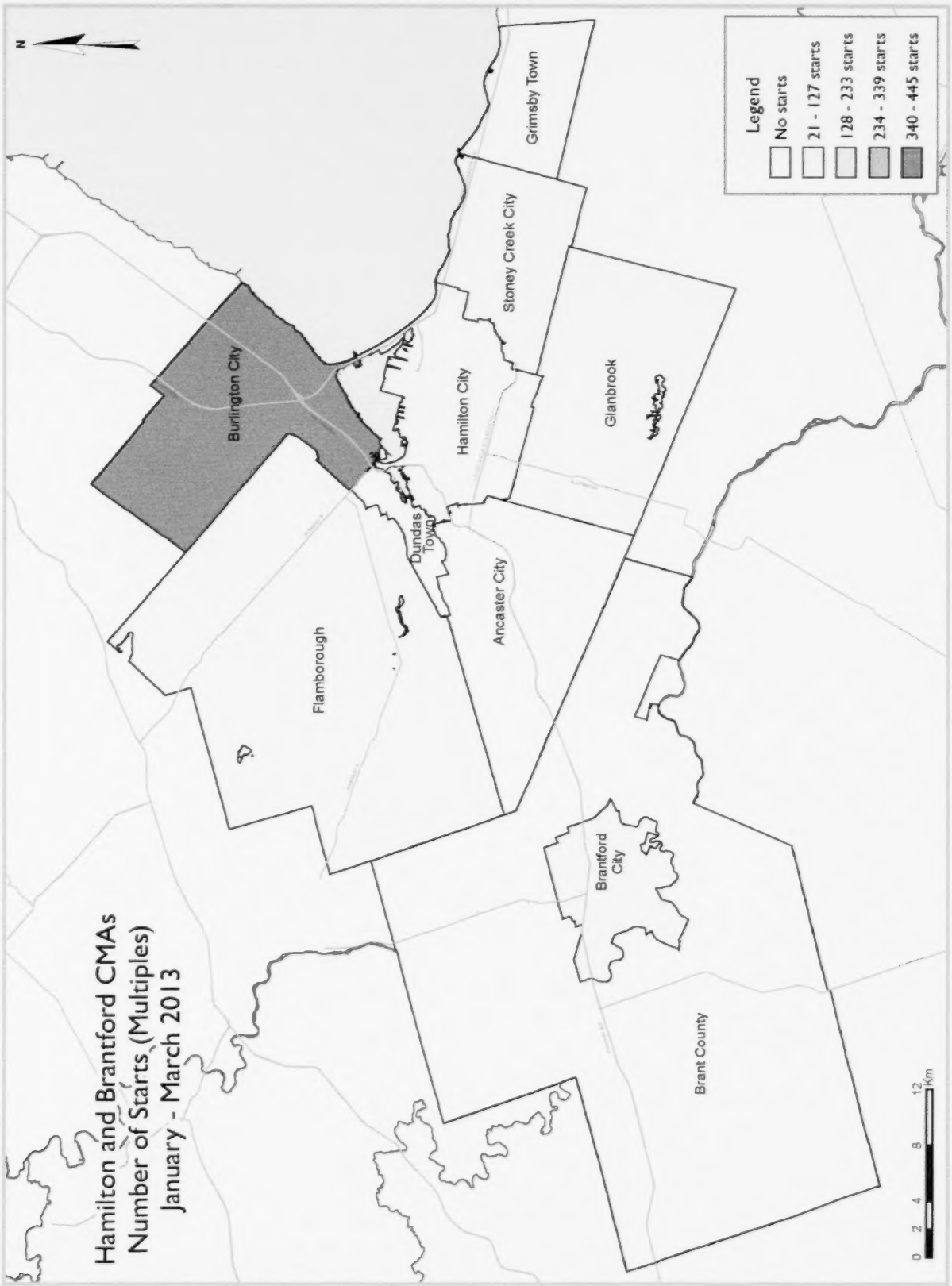


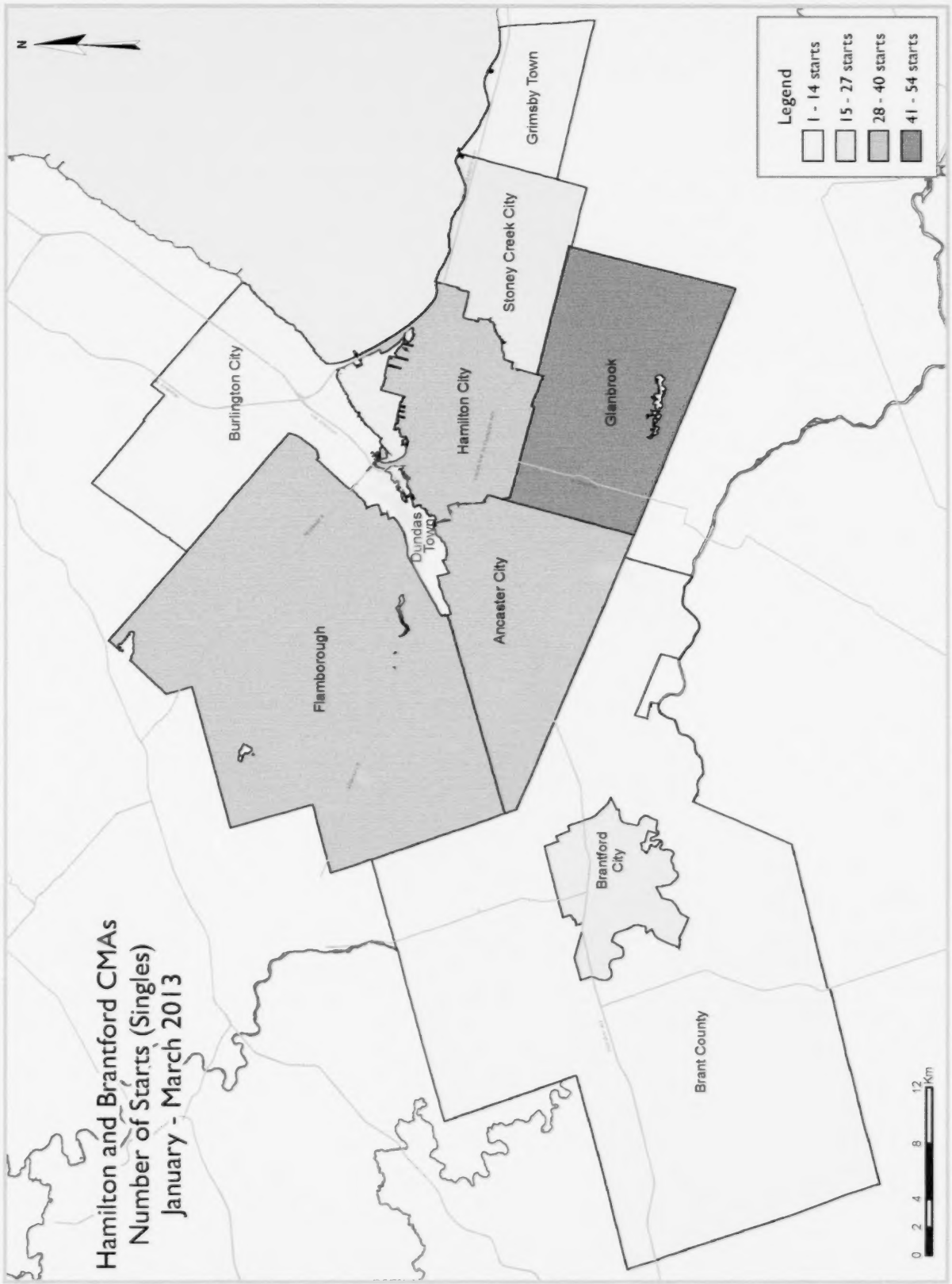
Source: CMHC, adopted from Statistics Canada Labour Force Survey

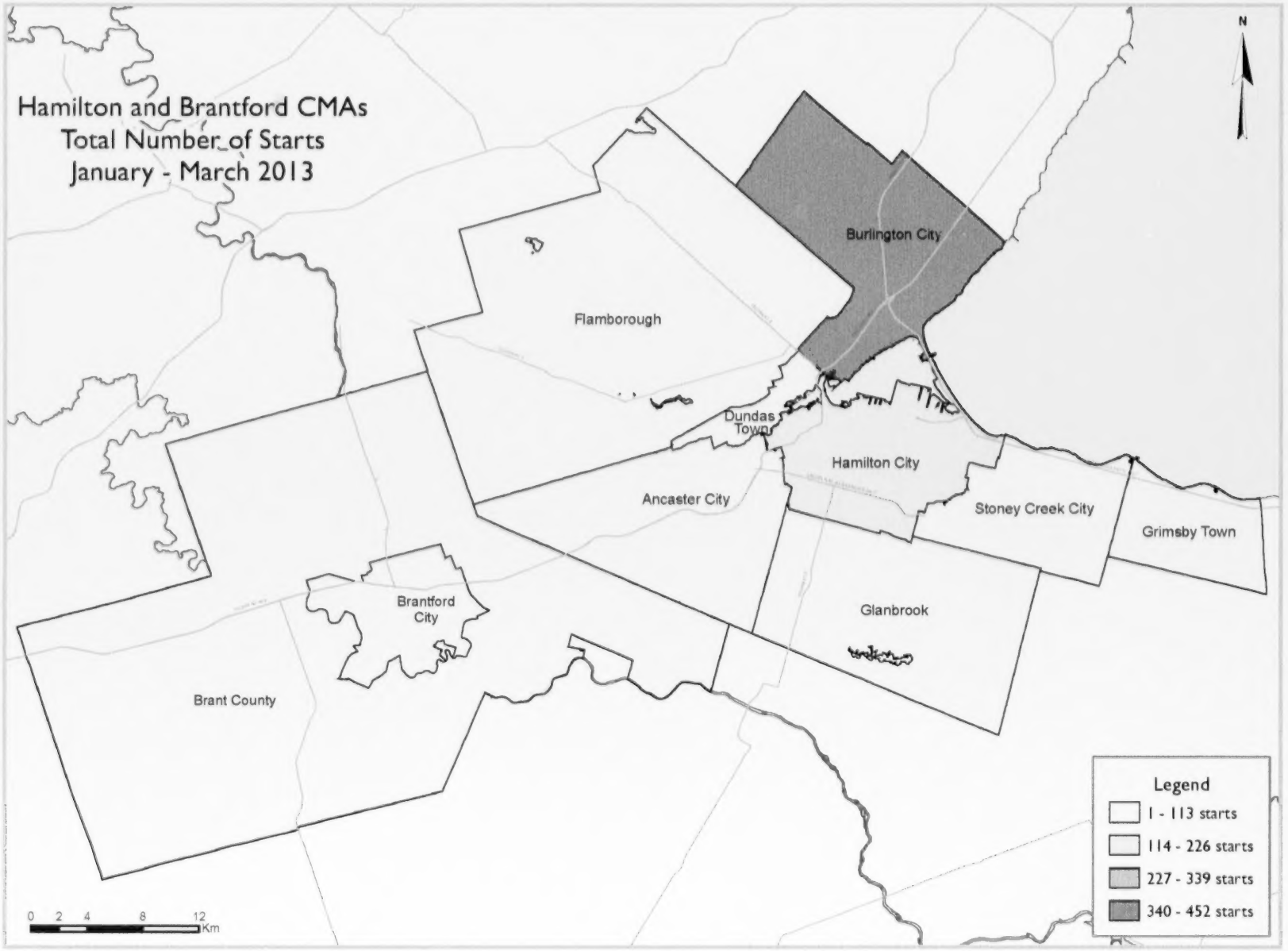

Hamilton and Brantford CMAs
Number of Starts (Multiples)
March 2013
N
Burlington City
Flamborough
Dundas Town
Hamilton City
Ancaster City
Stoney Creek City
Grimsby Town
Brantford City
Glanbrook
Brant County
0 2 4 8 12 Km
Legend
No starts
2 - 74 starts
75 - 146 starts
147 - 218 starts
219 - 290 starts


Hamilton and Brantford CMAs
Number of Starts (Singles)
March 2013
N
Legend
No starts
3 - 6 starts
7 - 10 starts
11 - 13 starts
14 - 17 starts
Grimsby Town
Stoney Creek City
Burlington City
Hamilton City
Glanbrook
Dundas Town
Ancaster City
Flamborough
Brantford City
Brant County
0 2 4 8 12 Km


Hamilton and Brantford CMAs
Total Number of Starts
March 2013
N
Burlington City
Flamborough
Dundas Town
Hamilton City
Ancaster City
Stoney Creek City
Grimsby Town
Glanbrook
Brantford City
Brant County
0 2 4 8 12 Km
Legend
No starts
4 - 75 starts
76 - 147 starts
148 - 218 starts
219 - 290 starts


Hamilton and Brantford CMAs
Number of Starts (Multiples)
January - March 2013
N
Legend
No starts
21 - 127 starts
128 - 233 starts
234 - 339 starts
340 - 445 starts
Burlington City
Grimsby Town
Stoney Creek City
Hamilton City
Glanbrook
Dundas Town
Flamborough
Ancaster City
Brantford City
Brant County
0 2 4 8 12 Km


Hamilton and Brantford CMAs
Number of Starts (Singles)
January - March 2013
N
Legend
1 - 14 starts
15 - 27 starts
28 - 40 starts
41 - 54 starts
Grimsby Town
Stoney Creek City
Burlington City
Hamilton City
Glanbrook
Dundas Town
Flamborough
Ancaster City
Brantford City
Brant County
0 2 4 8 12 Km


Hamilton and Brantford CMAs
Total Number of Starts
January - March 2013
N
Burlington City
Flamborough
Dundas Town
Hamilton City
Ancaster City
Stoney Creek City
Grimsby Town
Brantford City
Glanbrook
Brant County
0 2 4 8 12 Km
Legend
1 - 113 starts
114 - 226 starts
227 - 339 starts
340 - 452 starts

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1a: Housing Activity Summary of Hamilton CMA March 2013									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
March 2013	54	2	25	0	75	232	0	0	388
March 2012	89	16	41	0	15	0	0	0	161
% Change	-39.3	-87.5	-39.0	n/a	**	n/a	n/a	n/a	141.0
Year-to-date 2013	199	4	66	0	96	331	14	155	865
Year-to-date 2012	227	36	274	1	42	138	0	24	742
% Change	-12.3	-88.9	-75.9	-100.0	128.6	139.9	n/a	**	16.6
UNDER CONSTRUCTION									
March 2013	620	40	286	8	352	807	182	155	2,450
March 2012	747	62	490	7	209	576	0	437	2,528
% Change	-17.0	-35.5	-41.6	14.3	68.4	40.1	n/a	-64.5	-3.1
COMPLETIONS									
March 2013	73	6	0	0	20	33	0	0	132
March 2012	79	2	42	0	31	0	0	0	154
% Change	-7.6	200.0	-100.0	n/a	-35.5	n/a	n/a	n/a	-14.3
Year-to-date 2013	223	12	94	1	47	219	0	0	596
Year-to-date 2012	267	4	217	3	76	0	0	0	567
% Change	-16.5	200.0	-56.7	-66.7	-38.2	n/a	n/a	n/a	5.1
COMPLETED & NOT ABSORBED									
March 2013	54	3	12	0	7	8	n/a	n/a	84
March 2012	35	0	5	0	8	25	n/a	n/a	73
% Change	54.3	n/a	140.0	n/a	-12.5	-68.0	n/a	n/a	15.1
ABSORBED									
March 2013	67	4	1	0	22	33	n/a	n/a	127
March 2012	75	0	42	0	26	0	n/a	n/a	143
% Change	-10.7	n/a	-97.6	n/a	-15.4	n/a	n/a	n/a	-11.2
Year-to-date 2013	221	12	92	1	49	211	n/a	n/a	586
Year-to-date 2012	263	2	216	3	71	10	n/a	n/a	565
% Change	-16.0	**	-57.4	-66.7	-31.0	**	n/a	n/a	3.7

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1b: Housing Activity Summary of Brantford CMA
March 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
March 2013	0	0	4	0	0	0	0	0	4
March 2012	15	0	0	0	4	0	0	0	19
% Change	-100.0	n/a	n/a	n/a	-100.0	n/a	n/a	n/a	-78.9
Year-to-date 2013	22	0	21	0	0	0	0	0	43
Year-to-date 2012	38	4	15	0	4	0	0	0	61
% Change	-42.1	-100.0	40.0	n/a	-100.0	n/a	n/a	n/a	-29.5
UNDER CONSTRUCTION									
March 2013	115	2	53	0	72	3	14	0	259
March 2012	123	4	18	0	83	0	31	61	320
% Change	-6.5	-50.0	194.4	n/a	-13.3	n/a	-54.8	-100.0	-19.1
COMPLETIONS									
March 2013	13	0	0	0	0	0	0	0	13
March 2012	30	0	5	0	5	0	4	0	44
% Change	-56.7	n/a	-100.0	n/a	-100.0	n/a	-100.0	n/a	-70.5
Year-to-date 2013	65	6	3	0	0	0	0	0	74
Year-to-date 2012	45	0	5	0	13	0	4	0	67
% Change	44.4	n/a	-40.0	n/a	-100.0	n/a	-100.0	n/a	10.4
COMPLETED & NOT ABSORBED									
March 2013	27	3	4	0	9	0	n/a	n/a	43
March 2012	25	1	2	0	11	0	n/a	n/a	39
% Change	8.0	200.0	100.0	n/a	-18.2	n/a	n/a	n/a	10.3
ABSORBED									
March 2013	16	0	0	0	0	0	n/a	n/a	16
March 2012	30	0	8	0	7	0	n/a	n/a	55
% Change	-46.7	n/a	-100.0	n/a	-100.0	n/a	n/a	n/a	-70.9
Year-to-date 2013	66	3	3	0	5	0	n/a	n/a	91
Year-to-date 2012	50	2	17	0	15	0	n/a	n/a	94
% Change	32.0	50.0	-82.4	n/a	-66.7	n/a	n/a	n/a	-3.2

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
March 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
City of Hamilton									
March 2013	48	2	25	0	17	0	0	0	92
March 2012	88	16	41	0	15	0	0	0	160
Former Hamilton City									
March 2013	0	0	0	0	0	0	0	0	0
March 2012	0	0	0	0	0	0	0	0	0
Stoney Creek City									
March 2013	0	0	0	0	0	0	0	0	0
March 2012	0	0	0	0	0	0	0	0	0
Ancaster City									
March 2013	0	0	0	0	0	0	0	0	0
March 2012	0	0	0	0	0	0	0	0	0
Dundas Town									
March 2013	0	0	0	0	0	0	0	0	0
March 2012	0	0	0	0	0	0	0	0	0
Flamborough									
March 2013	0	0	0	0	0	0	0	0	0
March 2012	0	0	0	0	0	0	0	0	0
Glanbrook									
March 2013	0	0	0	0	0	0	0	0	0
March 2012	0	0	0	0	0	0	0	0	0
City of Burlington									
March 2013	0	0	0	0	58	232	0	0	290
March 2012	1	0	0	0	0	0	0	0	1
Grimsby									
March 2013	6	0	0	0	0	0	0	0	6
March 2012	0	0	0	0	0	0	0	0	0
Hamilton CMA									
March 2013	54	2	25	0	75	232	0	0	388
March 2012	89	16	41	0	15	0	0	0	161
Brant County									
March 2013	0	0	0	0	0	0	0	0	0
March 2012	6	0	0	0	0	0	0	0	6
Brantford City									
March 2013	0	0	4	0	0	0	0	0	4
March 2012	9	0	0	0	4	0	0	0	13
Brantford CMA									
March 2013	0	0	4	0	0	0	0	0	4
March 2012	15	0	0	0	4	0	0	0	19

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
March 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
City of Hamilton									
March 2013	511	38	261	7	236	237	182	0	1,472
March 2012	522	62	264	7	178	252	0	287	1,572
Former Hamilton City									
March 2013	0	0	0	0	0	0	0	0	0
March 2012	0	0	0	0	0	0	0	0	0
Stoney Creek City									
March 2013	0	0	0	0	0	0	0	0	0
March 2012	0	0	0	0	0	0	0	0	0
Ancaster City									
March 2013	0	0	0	0	0	0	0	0	0
March 2012	0	0	0	0	0	0	0	0	0
Dundas Town									
March 2013	0	0	0	0	0	0	0	0	0
March 2012	0	0	0	0	0	0	0	0	0
Flamborough									
March 2013	0	0	0	0	0	0	0	0	0
March 2012	0	0	0	0	0	0	0	0	0
Glanbrook									
March 2013	0	0	0	0	0	0	0	0	0
March 2012	0	0	0	0	0	0	0	0	0
City of Burlington									
March 2013	91	2	25	0	108	570	0	155	951
March 2012	205	0	83	0	19	324	0	150	781
Grimsby									
March 2013	18	0	0	1	8	0	0	0	27
March 2012	20	0	143	0	12	0	0	0	175
Hamilton CMA									
March 2013	620	40	286	8	352	807	182	155	2,450
March 2012	747	62	490	7	209	576	0	437	2,528
Brant County									
March 2013	46	0	0	0	12	3	0	0	61
March 2012	72	0	0	0	21	0	0	0	93
Brantford City									
March 2013	69	2	53	0	60	0	14	0	198
March 2012	51	4	18	0	62	0	31	61	227
Brantford CMA									
March 2013	115	2	53	0	72	3	14	0	259
March 2012	123	4	18	0	83	0	31	61	320

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
March 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
City of Hamilton									
March 2013	57	6	0	0	20	33	0	0	116
March 2012	54	2	23	0	27	0	0	0	106
Former Hamilton City									
March 2013	0	0	0	0	0	0	0	0	0
March 2012	0	0	0	0	0	0	0	0	0
Stoney Creek City									
March 2013	0	0	0	0	0	0	0	0	0
March 2012	0	0	0	0	0	0	0	0	0
Ancaster City									
March 2013	0	0	0	0	0	0	0	0	0
March 2012	0	0	0	0	0	0	0	0	0
Dundas Town									
March 2013	0	0	0	0	0	0	0	0	0
March 2012	0	0	0	0	0	0	0	0	0
Flamborough									
March 2013	0	0	0	0	0	0	0	0	0
March 2012	0	0	0	0	0	0	0	0	0
Glanbrook									
March 2013	0	0	0	0	0	0	0	0	0
March 2012	0	0	0	0	0	0	0	0	0
City of Burlington									
March 2013	12	0	0	0	0	0	0	0	12
March 2012	22	0	0	0	4	0	0	0	26
Grimsby									
March 2013	4	0	0	0	0	0	0	0	4
March 2012	3	0	19	0	0	0	0	0	22
Hamilton CMA									
March 2013	73	6	0	0	20	33	0	0	132
March 2012	79	2	42	0	31	0	0	0	154
Brant County									
March 2013	7	0	0	0	0	0	0	0	7
March 2012	18	0	0	0	0	0	0	0	18
Brantford City									
March 2013	6	0	0	0	0	0	0	0	6
March 2012	12	0	5	0	5	0	4	0	26
Brantford CMA									
March 2013	13	0	0	0	0	0	0	0	13
March 2012	30	0	5	0	5	0	4	0	44

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
March 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
City of Hamilton									
March 2013	38	3	10	0	7	0	n/a	n/a	58
March 2012	19	0	5	0	5	0	n/a	n/a	29
Former Hamilton City									
March 2013	0	0	0	0	0	0	n/a	n/a	0
March 2012	0	0	0	0	0	0	n/a	n/a	0
Stoney Creek City									
March 2013	0	0	0	0	0	0	n/a	n/a	0
March 2012	0	0	0	0	0	0	n/a	n/a	0
Ancaster City									
March 2013	0	0	0	0	0	0	n/a	n/a	0
March 2012	0	0	0	0	0	0	n/a	n/a	0
Dundas Town									
March 2013	0	0	0	0	0	0	n/a	n/a	0
March 2012	0	0	0	0	0	0	n/a	n/a	0
Flamborough									
March 2013	0	0	0	0	0	0	n/a	n/a	0
March 2012	0	0	0	0	0	0	n/a	n/a	0
Glanbrook									
March 2013	0	0	0	0	0	0	n/a	n/a	0
March 2012	0	0	0	0	0	0	n/a	n/a	0
City of Burlington									
March 2013	10	0	0	0	0	8	n/a	n/a	18
March 2012	10	0	0	0	3	25	n/a	n/a	38
Grimsby									
March 2013	6	0	2	0	0	0	n/a	n/a	8
March 2012	6	0	0	0	0	0	n/a	n/a	6
Hamilton CMA									
March 2013	54	3	12	0	7	8	n/a	n/a	84
March 2012	35	0	5	0	8	25	n/a	n/a	73
Brant County									
March 2013	11	2	0	0	0	0	n/a	n/a	13
March 2012	11	0	1	0	2	0	n/a	n/a	14
Brantford City									
March 2013	16	1	4	0	9	0	n/a	n/a	30
March 2012	14	1	1	0	9	0	n/a	n/a	25
Brantford CMA									
March 2013	27	3	4	0	9	0	n/a	n/a	43
March 2012	25	1	2	0	11	0	n/a	n/a	39

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket March 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
City of Hamilton									
March 2013	52	4	1	0	21	33	n/a	n/a	111
March 2012	53	0	23	0	22	0	n/a	n/a	98
Former Hamilton City									
March 2013	0	0	0	0	0	0	n/a	n/a	0
March 2012	0	0	0	0	0	0	n/a	n/a	0
Stoney Creek City									
March 2013	0	0	0	0	0	0	n/a	n/a	0
March 2012	0	0	0	0	0	0	n/a	n/a	0
Ancaster City									
March 2013	0	0	0	0	0	0	n/a	n/a	0
March 2012	0	0	0	0	0	0	n/a	n/a	0
Dundas Town									
March 2013	0	0	0	0	0	0	n/a	n/a	0
March 2012	0	0	0	0	0	0	n/a	n/a	0
Flamborough									
March 2013	0	0	0	0	0	0	n/a	n/a	0
March 2012	0	0	0	0	0	0	n/a	n/a	0
Glanbrook									
March 2013	0	0	0	0	0	0	n/a	n/a	0
March 2012	0	0	0	0	0	0	n/a	n/a	0
City of Burlington									
March 2013	13	0	0	0	0	0	n/a	n/a	13
March 2012	19	0	0	0	4	0	n/a	n/a	23
Grimsby									
March 2013	2	0	0	0	1	0	n/a	n/a	3
March 2012	3	0	19	0	0	0	n/a	n/a	22
Hamilton CMA									
March 2013	67	4	1	0	22	33	n/a	n/a	127
March 2012	75	0	42	0	26	0	n/a	n/a	143
Brant County									
March 2013	6	0	0	0	0	0	n/a	n/a	6
March 2012	18	0	2	0	1	0	n/a	n/a	21
Brantford City									
March 2013	10	0	0	0	0	0	n/a	n/a	10
March 2012	12	0	6	0	6	0	n/a	n/a	24
Brantford CMA									
March 2013	16	0	0	0	0	0	n/a	n/a	16
March 2012	30	0	8	0	7	0	n/a	n/a	45

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2a: History of Housing Starts of Hamilton CMA 2003 - 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2012	1,384	92	618	5	346	380	78	66	2,969
% Change	2.1	**	33.2	-64.3	64.0	47.3	n/a	-49.6	20.6
2011	1,356	28	464	14	211	258	0	131	2,462
% Change	-22.3	-88.4	-37.6	100.0	9.9	-40.7	-100.0	-32.8	-30.9
2010	1,746	242	743	7	192	435	2	195	3,562
% Change	95.7	86.2	**	16.7	-25.9	**	n/a	-26.1	91.5
2009	892	130	218	6	259	90	0	264	1,860
% Change	-46.5	12.1	-63.4	-25.0	-59.8	-81.9	n/a	n/a	-47.3
2008	1,667	116	595	8	645	498	0	0	3,529
% Change	-5.3	26.1	44.8	n/a	25.7	**	n/a	-100.0	17.5
2007	1,761	92	411	0	513	88	0	139	3,004
% Change	2.1	-25.8	-30.6	-100.0	41.7	-6.4	-100.0	13.9	-1.3
2006	1,725	124	592	16	362	94	8	122	3,043
% Change	16.2	-35.4	31.0	-5.9	-23.5	-64.0	-91.0	-30.7	-3.2
2005	1,485	192	452	17	473	261	89	176	3,145
% Change	-25.3	24.7	-14.6	183.3	-26.2	-53.1	196.7	-5.9	-23.2
2004	1,989	154	529	6	641	557	30	187	4,093
% Change	14.2	67.4	-6.7	**	-3.8	**	n/a	**	25.6
2003	1,742	92	567	1	666	164	0	13	3,260

Source: CMHC (Starts and Completions Survey)

Table 1.2b: History of Housing Starts of Brantford CMA 2003 - 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2012	286	12	67	0	33	0	4	0	402
% Change	23.8	200.0	59.5	n/a	-59.3	n/a	-55.6	-100.0	-6.1
2011	231	4	42	0	81	0	9	61	428
% Change	-17.2	-60.0	-48.1	-100.0	30.6	-100.0	n/a	-7.6	-15.1
2010	279	10	81	1	62	5	0	66	504
% Change	8.6	-28.6	**	0.0	106.7	n/a	n/a	**	59.0
2009	257	14	12	1	30	0	0	3	317
% Change	-8.2	**	-76.0	-66.7	-49.2	-100.0	-100.0	-62.5	-26.6
2008	280	4	50	3	59	21	7	8	432
% Change	-39.9	-75.0	92.3	n/a	-27.2	n/a	n/a	n/a	-26.7
2007	466	16	26	0	81	0	0	0	589
% Change	30.5	**	n/a	n/a	72.3	n/a	n/a	-100.0	44.0
2006	357	2	0	0	47	0	0	3	409
% Change	11.6	0.0	-100.0	-100.0	-59.8	n/a	-100.0	-94.8	-23.4
2005	320	2	10	11	117	0	13	58	534
% Change	-22.7	-66.7	42.9	n/a	112.7	n/a	n/a	n/a	10.8
2004	414	6	7	0	55	0	0	0	482
% Change	10.4	0.0	-36.4	-100.0	3.8	n/a	n/a	n/a	5.2
2003	375	6	11	13	53	0	0	0	458

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
March 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	March 2013	March 2012	March 2013	March 2012	March 2013	March 2012	March 2013	March 2012	March 2013	March 2012	% Change
Hamilton CMA	54	89	2	16	100	56	232	0	388	161	141.0
City of Hamilton	48	88	2	16	42	56	0	0	92	160	-42.5
Former Hamilton City	7	6	0	4	0	12	0	0	7	22	-68.2
Stoney Creek City	17	7	2	0	0	0	0	0	19	7	171.4
Ancaster City	17	27	0	0	0	7	0	0	17	34	-50.0
Dundas Town	0	0	0	0	0	0	0	0	0	0	n/a
Flamborough	3	20	0	8	27	4	0	0	30	32	-6.3
Glanbrook	4	28	0	4	15	33	0	0	19	65	-70.8
City of Burlington	0	1	0	0	58	0	232	0	290	1	**
Grimsby	6	0	0	0	0	0	0	0	6	0	n/a
Brantford CMA	0	15	0	0	4	4	0	0	4	19	-78.9
Brant County	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	n/a
Brantford City	0	9	0	0	4	4	0	0	4	13	-69.2

Table 2.1: Starts by Submarket and by Dwelling Type
January - March 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Hamilton CMA	199	228	4	36	176	316	486	162	865	742	16.6
City of Hamilton	184	188	4	36	118	214	99	24	405	462	-12.3
Former Hamilton City	37	40	2	4	0	16	99	24	138	84	64.3
Stoney Creek City	21	21	2	0	28	93	0	0	51	114	-55.3
Ancaster City	39	52	0	0	0	29	0	0	39	81	-51.9
Dundas Town	1	0	0	0	0	0	0	0	1	0	n/a
Flamborough	32	23	0	28	41	38	0	0	73	89	-18.0
Glanbrook	54	52	0	4	49	38	0	0	103	94	9.6
City of Burlington	7	36	0	0	58	40	387	138	452	214	111.2
Grimsby	8	4	0	0	0	62	0	0	8	66	-87.9
Brantford CMA	22	38	0	4	21	19	0	0	43	61	-29.5
Brant County	7	n/a	0	n/a	0	n/a	0	n/a	7	n/a	n/a
Brantford City	15	19	0	4	21	19	0	0	36	42	-14.3

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
March 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	March 2013	March 2012	March 2013	March 2012	March 2013	March 2012	March 2013	March 2012
Hamilton CMA	100	56	0	0	232	0	0	0
City of Hamilton	42	56	0	0	0	0	0	0
Former Hamilton City	0	12	0	0	0	0	0	0
Stoney Creek City	0	0	0	0	0	0	0	0
Ancaster City	0	7	0	0	0	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	27	4	0	0	0	0	0	0
Glanbrook	15	33	0	0	0	0	0	0
City of Burlington	58	0	0	0	232	0	0	0
Grimsby	0	0	0	0	0	0	0	0
Brantford CMA	4	4	0	0	0	0	0	0
Brant County	0	n/a	0	n/a	0	n/a	0	n/a
Brantford City	4	4	0	0	0	0	0	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - March 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Hamilton CMA	162	316	14	0	331	138	155	24
City of Hamilton	104	214	14	0	99	0	0	24
Former Hamilton City	0	16	0	0	99	0	0	24
Stoney Creek City	14	93	14	0	0	0	0	0
Ancaster City	0	29	0	0	0	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	41	38	0	0	0	0	0	0
Glanbrook	49	38	0	0	0	0	0	0
City of Burlington	58	40	0	0	232	138	155	0
Grimsby	0	62	0	0	0	0	0	0
Brantford CMA	21	19	0	0	0	0	0	0
Brant County	0	n/a	0	n/a	0	n/a	0	n/a
Brantford City	21	19	0	0	0	0	0	0

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
March 2013

Submarket	Freehold		Condominium		Rental		Total*	
	March 2013	March 2012	March 2013	March 2012	March 2013	March 2012	March 2013	March 2012
Hamilton CMA	81	146	307	15	0	0	388	161
City of Hamilton	75	145	17	15	0	0	92	160
Former Hamilton City	7	22	0	0	0	0	7	22
Stoney Creek City	19	7	0	0	0	0	19	7
Ancaster City	17	27	0	7	0	0	17	34
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	23	32	7	0	0	0	30	32
Glanbrook	9	57	10	8	0	0	19	65
City of Burlington	0	1	290	0	0	0	290	1
Grimsby	6	0	0	0	0	0	6	0
Brantford CMA	4	15	0	4	0	0	4	19
Brant County	0	n/a	0	n/a	0	n/a	0	n/a
Brantford City	4	9	0	4	0	0	4	13

Table 2.5: Starts by Submarket and by Intended Market
January - March 2013

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Hamilton CMA	269	537	427	181	169	24	865	742
City of Hamilton	254	395	137	43	14	24	405	462
Former Hamilton City	39	60	99	0	0	24	138	84
Stoney Creek City	23	114	14	0	14	0	51	114
Ancaster City	39	51	0	30	0	0	39	81
Dundas Town	1	0	0	0	0	0	1	0
Flamborough	66	89	7	0	0	0	73	89
Glanbrook	86	81	17	13	0	0	103	94
City of Burlington	7	76	290	138	155	0	452	214
Grimsby	8	66	0	0	0	0	8	66
Brantford CMA	43	57	0	4	0	0	43	61
Brant County	7	n/a	0	n/a	0	n/a	7	n/a
Brantford City	36	38	0	4	0	0	36	42

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
March 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	March 2013	March 2012	March 2013	March 2012	March 2013	March 2012	March 2013	March 2012	March 2013	March 2012	% Change
Hamilton CMA	73	79	6	2	20	73	33	0	132	154	-14.3
City of Hamilton	57	54	6	2	20	50	33	0	116	106	9.4
Former Hamilton City	13	7	0	0	0	10	33	0	46	17	170.6
Stoney Creek City	4	12	4	0	0	0	0	0	8	12	-33.3
Ancaster City	8	6	0	0	5	8	0	0	13	14	-7.1
Dundas Town	0	4	0	0	0	0	0	0	0	4	-100.0
Flamborough	11	3	0	0	0	5	0	0	11	8	37.5
Glanbrook	21	22	2	2	15	27	0	0	38	51	-25.5
City of Burlington	12	22	0	0	0	4	0	0	12	26	-53.8
Grimsby	4	3	0	0	0	19	0	0	4	22	-81.8
Brantford CMA	13	30	0	0	0	14	0	0	13	44	-70.5
Brant County	7	n/a	0	n/a	0	n/a	0	n/a	7	n/a	n/a
Brantford City	6	12	0	0	0	14	0	0	6	26	-76.9

Table 3.1: Completions by Submarket and by Dwelling Type
January - March 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Hamilton CMA	224	270	12	4	141	293	219	0	596	567	5.1
City of Hamilton	193	169	12	4	123	221	33	0	361	394	-8.4
Former Hamilton City	52	35	0	2	22	69	33	0	107	106	0.9
Stoney Creek City	19	19	4	0	64	46	0	0	87	65	33.8
Ancaster City	25	33	0	0	16	36	0	0	41	69	-40.6
Dundas Town	2	6	0	0	0	0	0	0	2	6	-66.7
Flamborough	31	12	2	0	0	15	0	0	33	27	22.2
Glanbrook	64	64	6	2	21	55	0	0	91	121	-24.8
City of Burlington	20	89	0	0	10	12	186	0	216	101	113.9
Grimsby	11	12	0	0	8	60	0	0	19	72	-73.6
Brantford CMA	65	45	6	0	3	22	0	0	74	67	10.4
Brant County	16	n/a	2	n/a	0	n/a	0	n/a	18	n/a	n/a
Brantford City	49	17	4	0	3	22	0	0	56	39	43.6

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
March 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	March 2013	March 2012	March 2013	March 2012	March 2013	March 2012	March 2013	March 2012
Hamilton CMA	20	73	0	0	33	0	0	0
City of Hamilton	20	50	0	0	33	0	0	0
Former Hamilton City	0	10	0	0	33	0	0	0
Stoney Creek City	0	0	0	0	0	0	0	0
Ancaster City	5	8	0	0	0	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	0	5	0	0	0	0	0	0
Glanbrook	15	27	0	0	0	0	0	0
City of Burlington	0	4	0	0	0	0	0	0
Grimsby	0	19	0	0	0	0	0	0
Brantford CMA	0	10	0	4	0	0	0	0
Brant County	0	n/a	0	n/a	0	n/a	0	n/a
Brantford City	0	10	0	4	0	0	0	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - March 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Hamilton CMA	141	293	0	0	219	0	0	0
City of Hamilton	123	221	0	0	33	0	0	0
Former Hamilton City	22	69	0	0	33	0	0	0
Stoney Creek City	64	46	0	0	0	0	0	0
Ancaster City	16	36	0	0	0	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	0	15	0	0	0	0	0	0
Glanbrook	21	55	0	0	0	0	0	0
City of Burlington	10	12	0	0	186	0	0	0
Grimsby	8	60	0	0	0	0	0	0
Brantford CMA	3	18	0	4	0	0	0	0
Brant County	0	n/a	0	n/a	0	n/a	0	n/a
Brantford City	3	18	0	4	0	0	0	0

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
March 2013

Submarket	Freehold		Condominium		Rental		Total*	
	March 2013	March 2012	March 2013	March 2012	March 2013	March 2012	March 2013	March 2012
Hamilton CMA	79	123	53	31	0	0	132	154
City of Hamilton	63	79	53	27	0	0	116	106
Former Hamilton City	13	17	33	0	0	0	46	17
Stoney Creek City	8	12	0	0	0	0	8	12
Ancaster City	8	14	5	0	0	0	13	14
Dundas Town	0	4	0	0	0	0	0	4
Flamborough	11	8	0	0	0	0	11	8
Glanbrook	23	24	15	27	0	0	38	51
City of Burlington	12	22	0	4	0	0	12	26
Grimsby	4	22	0	0	0	0	4	22
Brantford CMA	13	35	0	5	0	4	13	44
Brant County	7	n/a	0	n/a	0	n/a	7	n/a
Brantford City	6	17	0	5	0	4	6	26

Table 3.5: Completions by Submarket and by Intended Market
January - March 2013

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Hamilton CMA	329	488	267	79	0	0	596	567
City of Hamilton	281	329	80	65	0	0	361	394
Former Hamilton City	67	87	40	19	0	0	107	106
Stoney Creek City	78	65	9	0	0	0	87	65
Ancaster City	25	56	16	13	0	0	41	69
Dundas Town	2	6	0	0	0	0	2	6
Flamborough	33	27	0	0	0	0	33	27
Glanbrook	76	88	15	33	0	0	91	121
City of Burlington	30	89	186	12	0	0	216	101
Grimsby	18	70	1	2	0	0	19	72
Brantford CMA	74	50	0	13	0	4	74	67
Brant County	18	n/a	0	n/a	0	n/a	18	n/a
Brantford City	56	22	0	13	0	4	56	39

Source: CMHC (Starts and Completions Survey)

Table 4a: Absorbed Single-Detached Units by Price Range
March 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
City of Hamilton													
March 2013	10	19.6	9	17.6	5	9.8	7	13.7	20	39.2	51	454,900	491,681
March 2012	10	19.6	19	37.3	10	19.6	4	7.8	8	15.7	51	389,900	424,621
Year-to-date 2013	27	14.9	39	21.5	34	18.8	26	14.4	55	30.4	181	434,900	478,664
Year-to-date 2012	40	23.5	44	25.9	36	21.2	19	11.2	31	18.2	170	400,000	438,218
Former Hamilton City													
March 2013	2	16.7	5	41.7	3	25.0	0	0.0	2	16.7	12	390,990	409,817
March 2012	3	42.9	2	28.6	2	28.6	0	0.0	0	0.0	7	--	--
Year-to-date 2013	6	11.3	19	35.8	19	35.8	4	7.5	5	9.4	53	402,000	411,164
Year-to-date 2012	8	22.9	8	22.9	11	31.4	5	14.3	3	8.6	35	400,000	397,582
Stoney Creek City													
March 2013	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	2	--	--
March 2012	0	0.0	8	72.7	1	9.1	2	18.2	0	0.0	11	387,900	407,264
Year-to-date 2013	0	0.0	5	31.3	4	25.0	3	18.8	4	25.0	16	449,900	533,729
Year-to-date 2012	1	4.3	11	47.8	3	13.0	5	21.7	3	13.0	23	394,900	482,304
Ancaster City													
March 2013	0	0.0	1	14.3	0	0.0	1	14.3	5	71.4	7	--	--
March 2012	0	0.0	1	16.7	1	16.7	0	0.0	4	66.7	6	--	--
Year-to-date 2013	0	0.0	4	16.7	3	12.5	8	33.3	9	37.5	24	492,994	568,823
Year-to-date 2012	3	8.6	5	14.3	11	31.4	3	8.6	13	37.1	35	434,726	534,170
Dundas Town													
March 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
March 2012	0	0.0	0	0.0	2	50.0	1	25.0	1	25.0	4	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2012	0	0.0	2	28.6	2	28.6	1	14.3	2	28.6	7	--	--
Flamborough													
March 2013	0	0.0	0	0.0	0	0.0	1	9.1	10	90.9	11	609,000	634,636
March 2012	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2013	0	0.0	1	3.4	0	0.0	3	10.3	25	86.2	29	609,000	639,000
Year-to-date 2012	0	0.0	0	0.0	1	20.0	0	0.0	4	80.0	5	--	--
Glanbrook													
March 2013	8	42.1	3	15.8	1	5.3	4	21.1	3	15.8	19	369,900	399,638
March 2012	7	31.8	8	36.4	4	18.2	1	4.5	2	9.1	22	366,602	386,845
Year-to-date 2013	21	36.2	10	17.2	8	13.8	8	13.8	11	19.0	58	392,644	406,451
Year-to-date 2012	28	43.1	18	27.7	8	12.3	5	7.7	6	9.2	65	356,905	379,065
City of Burlington													
March 2013	0	0.0	0	0.0	0	0.0	1	7.7	12	92.3	13	590,000	684,615
March 2012	0	0.0	0	0.0	1	5.3	8	42.1	10	52.6	19	500,000	504,255
Year-to-date 2013	0	0.0	0	0.0	0	0.0	1	4.5	21	95.5	22	725,000	1,227,272
Year-to-date 2012	0	0.0	2	2.5	11	13.6	19	23.5	49	60.5	81	503,990	583,448
Grimsby													
March 2013	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	--	--
March 2012	0	0.0	0	0.0	2	66.7	1	33.3	0	0.0	3	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	6	60.0	4	40.0	10	496,900	535,100
Year-to-date 2012	0	0.0	0	0.0	5	50.0	2	20.0	3	30.0	10	454,900	526,309

Source: CMHC (Market Absorption Survey)

Table 4a: Absorbed Single-Detached Units by Price Range
March 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Hamilton CMA													
March 2013	10	15.2	9	13.6	5	7.6	9	13.6	33	50.0	66	504,995	530,387
March 2012	10	13.7	19	26.0	13	17.8	13	17.8	18	24.7	73	444,074	446,524
Year-to-date 2013	27	12.7	39	18.3	34	16.0	33	15.5	80	37.6	213	459,900	558,635
Year-to-date 2012	40	15.3	46	17.6	52	19.9	40	15.3	83	31.8	261	445,990	486,664

Source: CMHC (Market Absorption Survey)

Table 4b: Absorbed Single-Detached Units by Price Range
March 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Brant County													
March 2013	1	16.7	2	33.3	2	33.3	0	0.0	1	16.7	6	--	--
March 2012	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Year-to-date 2013	4	22.2	3	16.7	4	22.2	0	0.0	7	38.9	18	427,000	490,367
Year-to-date 2012	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City													
March 2013	8	80.0	1	10.0	0	0.0	1	10.0	0	0.0	10	330,000	333,897
March 2012	10	83.3	2	16.7	0	0.0	0	0.0	0	0.0	12	280,000	291,908
Year-to-date 2013	28	58.3	8	16.7	4	8.3	7	14.6	1	2.1	48	337,495	357,514
Year-to-date 2012	20	90.9	2	9.1	0	0.0	0	0.0	0	0.0	22	287,000	293,618
Brantford CMA													
March 2013	9	56.3	3	18.8	2	12.5	1	6.3	1	6.3	16	342,495	358,936
March 2012	12	40.0	6	20.0	2	6.7	1	3.3	9	30.0	30	382,500	442,177
Year-to-date 2013	32	48.5	11	16.7	8	12.1	7	10.6	8	12.1	66	352,495	393,747
Year-to-date 2012	26	52.0	8	16.0	2	4.0	1	2.0	13	26.0	50	347,450	422,838

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
March 2013

Submarket	March 2013	March 2012	% Change	YTD 2013	YTD 2012	% Change
Hamilton CMA	530,387	446,524	18.8	558,635	486,664	14.8
City of Hamilton	491,681	424,621	15.8	478,664	438,218	9.2
Former Hamilton City	409,817	--	n/a	411,164	397,582	3.4
Stoney Creek City	--	407,264	n/a	533,729	482,304	10.7
Ancaster City	--	--	n/a	568,823	534,170	6.5
Dundas Town	--	--	n/a	--	--	n/a
Flamborough	634,636	--	n/a	639,000	--	n/a
Glanbrook	399,638	386,845	3.3	406,451	379,065	7.2
City of Burlington	684,615	504,255	35.8	1,227,272	583,448	110.3
Grimsby	--	--	n/a	535,100	526,309	1.7
Brantford CMA	358,936	442,177	-18.8	393,747	422,838	-6.9
Brant County	--	n/a	n/a	490,367	n/a	n/a
Brantford City	333,897	291,908	14.4	357,514	293,618	21.8

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Hamilton March 2013										
		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2012	January	773	9.3	1,170	1,350	1,439	81.3	334,106	2.6	341,048
	February	1,085	4.6	1,145	1,588	1,553	73.7	356,980	7.6	353,151
	March	1,313	-2.4	1,153	1,914	1,624	71.0	353,165	8.2	366,448
	April	1,394	-0.9	1,119	1,891	1,523	73.5	377,951	11.3	368,719
	May	1,498	-0.7	1,100	2,088	1,498	73.4	369,292	7.1	355,763
	June	1,295	-14.9	1,079	1,796	1,566	68.9	363,162	6.9	355,633
	July	1,190	-8.7	1,078	1,595	1,573	68.5	345,807	-1.0	348,805
	August	1,070	-11.3	1,082	1,389	1,532	70.6	364,464	13.5	367,032
	September	884	-21.9	1,022	1,690	1,664	61.4	359,406	12.8	366,173
	October	1,054	-1.0	1,030	1,485	1,501	68.6	367,490	11.4	372,114
	November	904	-12.0	1,034	1,059	1,459	70.9	369,201	8.0	371,532
	December	575	-14.7	1,023	562	1,475	69.4	336,382	6.5	356,785
2013	January	719	-7.0	1,035	1,459	1,435	72.1	349,943	4.7	355,760
	February	912	-15.9	1,016	1,390	1,467	69.3	375,381	5.2	371,666
	March	1,121	-14.6	1,066	1,765	1,572	67.8	388,147	9.9	376,552
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2012	3,171	2.7		4,852			349,824	6.6	
	Q1 2013	2,752	-13.2		4,614			373,935	6.9	
	YTD 2012	3,171	2.7		4,852			349,824	6.6	
	YTD 2013	2,752	-13.2		4,614			373,935	6.9	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 5b: MLS® Residential Activity for Brantford
March 2013

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2012	January	105	5.0	143	286	285	50.2	226,440	-2.2	227,969
	February	151	1.3	159	264	270	58.9	226,215	-4.6	233,094
	March	203	31.8	193	320	287	67.2	233,482	-0.2	235,982
	April	189	27.7	162	338	286	56.6	241,234	3.2	242,157
	May	212	2.9	169	372	281	60.1	256,299	2.4	251,396
	June	186	-14.7	158	295	260	60.8	256,947	10.2	247,746
	July	182	-3.7	163	298	268	60.8	252,775	11.4	245,550
	August	187	-3.6	173	266	269	64.3	249,593	8.3	248,745
	September	149	-23.6	166	296	307	54.1	239,566	-5.0	239,373
	October	183	16.6	186	275	271	68.6	256,202	4.0	253,465
	November	153	-6.7	159	243	297	53.5	249,113	4.6	256,195
	December	83	-14.4	153	118	290	52.8	244,262	8.9	261,188
2013	January	118	12.4	161	295	283	56.9	274,505	21.2	273,876
	February	158	4.6	172	246	277	62.1	242,110	7.0	250,768
	March	173	-14.8	175	271	274	63.9	257,618	10.3	256,248
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2012	459	13.9		870			229,481	-2.2	
	Q1 2013	449	-2.2		812			256,599	11.8	
	YTD 2012	459	13.9		870			229,479	-2.2	
	YTD 2013	449	-2.2		812			256,599	11.8	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6a: Economic Indicators
March 2013

		Interest Rates			NHPI, Total, Hamilton CMA 2007=100	CPI, 2002 =100 (Ontario)	Hamilton Labour Market			
		P & I Per $100,000	Mortgage Rates (%) 1 Yr. Term	Mortgage Rates (%) 5 Yr. Term			Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
2012	January	598	3.50	5.29	104.6	120.6	392.4	6.2	67.3	906
	February	595	3.20	5.24	104.7	121.4	394.3	6.1	67.5	923
	March	595	3.20	5.24	104.9	122.0	391.4	6.2	67.0	929
	April	607	3.20	5.44	105.3	122.4	389.0	6.5	66.8	922
	May	601	3.20	5.34	105.6	122.4	382.3	6.8	65.8	917
	June	595	3.20	5.24	105.8	121.6	377.1	7.3	65.1	913
	July	595	3.10	5.24	105.9	121.4	374.2	7.4	64.7	903
	August	595	3.10	5.24	106.0	121.8	374.2	7.1	64.4	894
	September	595	3.10	5.24	106.0	122.0	378.8	6.7	64.9	891
	October	595	3.10	5.24	106.8	122.2	380.4	6.3	64.8	894
	November	595	3.10	5.24	107.1	121.9	380.9	6.1	64.7	897
	December	595	3.00	5.24	106.9	121.3	382.5	5.9	64.8	906
2013	January	595	3.00	5.24	107.0	121.3	384	5.8	65.0	906
	February	595	3.00	5.24	107.1	122.8	389.0	5.7	65.6	897
	March	590	3.00	5.14		123.2	387.8	6.1	65.7	889
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

Table 6b: Economic Indicators
March 2013

		Interest Rates			NHPI, Total, Hamilton CMA 2007=100	CPI, 2002 =100 (Ontario)	Brantford Labour Market			
		P & I Per $100,000	Mortgage Rates (%) 1 Yr. Term	Mortgage Rates (%) 5 Yr. Term			Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
2012	January	598	3.50	5.29	112.3	120.6	65.2	8.0	65.5	814
	February	595	3.20	5.24	112.7	121.4	65.8	8.2	66.2	812
	March	595	3.20	5.24	113.3	122.0	65.6	8.8	66.5	828
	April	607	3.20	5.44	113.6	122.4	66.9	8.5	67.4	830
	May	601	3.20	5.34	114.1	122.4	67.8	8.3	68.1	836
	June	595	3.20	5.24	114.5	121.6	68.2	8.3	68.5	827
	July	595	3.10	5.24	114.6	121.4	68.1	7.7	68.0	825
	August	595	3.10	5.24	114.9	121.8	68.5	8.5	68.9	811
	September	595	3.10	5.24	115.3	122.0	68.7	8.4	69.0	811
	October	595	3.10	5.24	115.6	122.2	67.8	8.7	68.3	819
	November	595	3.10	5.24	115.9	121.9	66.4	8.2	66.5	840
	December	595	3.00	5.24	116.0	121.3	66.2	8.2	66.2	859
2013	January	595	3.00	5.24	116.2	121.3	68	7.8	67.2	861
	February	595	3.00	5.24	116.2	122.8	68.3	7.7	67.9	869
	March	590	3.00	5.14		123.2	68.7	7.7	68.3	861
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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